

LOT 23  
DUNES OF AMELIA PHASE 1  
PBK 8/88

MACLEOD CHARLENE L/E/  
32500 WILLOW PARKE CIR  
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0023-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 11  | CLAY TILE 50   |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 2121.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,962            | 100         | 2015 | 1,962        | 329,071              |
| FGR       | 434              | 55          | 2015 | 239          | 40,085               |
| FOP       | 78               | 30          | 2015 | 23           | 3,858                |
| FOP       | 182              | 30          | 2015 | 55           | 9,225                |
| FUS       | 572              | 100         | 2015 | 572          | 95,938               |
| TOTALS    | 3,228            |             |      | 2,851        | 478,177              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00  |
| 4              | 0860       | POOL/SPA    | 0   | 0   | 0 | 0 | 1.00     | UT | 50,000.00 |
| 6              | 0911       | SCRN RM A   | 0   | 0   | 0 | 0 | 1,152.00 | SF | 18.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | RLM      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |      |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0900                                                                | 01  | 2,851     | 127.0175    | 176.55         | 503,344        | 2015 | 2015 | 0    | 0    | 0 | 5.00 | 95.00  |  |
| 1 SNGL FAM 0% - 2026 Heated Area: 2534 HX Base Yr                   |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 2940 S SEA GRAPE DR, FERNANDINA BEACH                               |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU |     |           |             |                |                |      |      |      |      |   |      |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 64,765      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 64,765      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 2              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 478,177     |
| TOTAL MARKET OB/XF VALUE  |  |  | 64,765      |
| TOTAL LAND VALUE - MARKET |  |  | 165,000     |
| TOTAL MARKET VALUE        |  |  | 707,942     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 707,942     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 707,942     |
| TOTAL JUST VALUE          |  |  | 707,942     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 679,590     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20181474   | SCRNENCL    | 19,801  | 05/02/2018 |
| 20161553   | SWIM POOL   | 30,000  | 06/02/2016 |
| 20150403   | NEW CONSTR  | 374,485 | 02/23/2015 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2563/1017                    | 5/17/2022  | LE U      | I   | I   | 11     | 100        |
| GRANTOR: MACLEOD CHARLENE    |            |           |     |     |        |            |
| GRANTEE: ODUEKE NATALIE LYNN |            |           |     |     |        |            |
| 2015/0757                    | 11/20/2015 | WD Q      | I   | 02  |        | 372,900    |
| GRANTOR: D S WARE HOMES LLC  |            |           |     |     |        |            |
| GRANTEE: MACLEOD CHARLENE    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W27 FOP=[YR=2015] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2015] S6 E13 FGR=[YR=2015] E1 S6 E21 N20 W22 S14\$ N6 W13\$ E13 N8 E22 N50\$ PTR=E15 FUS=[YR=2015] E20 S31 W4 N3 W16 N28\$ W15\$. |  |  |  |  |  |  |  |  |  |